

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 18, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:40 p.m. on Wednesday, May 18, 2005, at the Township Municipal Building by Dick Rodenbach.

Present: Dick Rodenbach, Dave Gordon, Jim Conner, Matt Connell, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: Larry Smith, Dave Johnson, and Chris Eckert.

The **Pledge of Allegiance** to the Flag was led by Jim Connor.

Minutes. On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the April 20, 2005 minutes, as distributed. (4-0)

Submittals:

Mackey, Joseph & Sandra (Preliminary Major Subdivision Plan) Niclaus Engineering. Engineer McDermott said this plan is ready for review. On motion made by Jim Connor, seconded by Matt Connell it was voted to accept this plan for review. (4-0) (Plan date 6/2004) (Received 5/3/05) (SEO: testing complete, planning module under review)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. This is currently a lease parcel. It will require a subdivision plan. Engineer McDermott said this plan is ready for review. On motion made by Matt Connell, seconded by Jim Connor it was voted to accept this plan for review with the condition a subdivision plan be submitted. (4-0) (Plan date 5/9/05) (Received 5/9/05) (SEO: testing complete, no planning module submitted)

Plan Review:

Kal Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. No new information was presented. On motion made by Dave Gordon, seconded by Matt Connell it was voted to table this plan. (4-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-5/18/05) (**Open ended waiver signed 1/21/04**) (SEO: testing complete, planning module ready for approval)

Ianule A. Lewis (Lot Line Adjustment) HMG Engineering. No new information was presented. On motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan. (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-5/18/05) (**Open ended waiver signed 10/1/04**) (SEO: no testing required)

Calderone, Joseph (Minor Subdivision) Lawrence Bailey, P.E. The open space and recreation fee needs to be addressed by the Supervisors, a HOP is required. The driveways need to be shown on the plan. On motion made by Jim Connor, seconded by Matt Connell it was voted to conditionally approve this plan subject to the above items being addressed along with Engineer McDermott's comment letter of 5/11/05 and Atty. McManus comment letter of 5/17/05. (4-0) On motion made by Dave Gordon, seconded by Jim Connor it was voted to approve the planning module. (4-0) (Received 11/4/04) (Accepted 11/17/04) (Tabled 12/15/04-4/20/05) (Revised plans 12/8/04, 4/28/05) (**Open ended waiver was received 2/1/05**) (SEO: testing complete, planning module ready for approval)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. It was asked to table this plan tonight. On motion made by Dave Gordon, seconded by Matt Connell it was voted to table this plan. (4-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-5/18/05) (90-day 4/19/05) (**Open ended waiver was received 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. Atty. Joe Hannon was present. At the last meeting we talked about the road issue. The applicant requested being on the Supervisors agenda for the June 7th meeting to discuss the road issues and get some direction; therefore, the applicant requested to table this plan tonight. On motion made by Dave Gordon, seconded by Jim Connor it was voted to table this plan tonight. (Plan date 1/4/05) (Received 1/4/05) (Accepted for review 1/19/05) (Tabled 2/16/05-5/18/05) (Revised plans 3/1/05) (**Open ended waiver was received 3/16/05**) (SEO: testing under review in relation to new plan, no module submitted)

Jackett & Kramer (Land Development Plan) George Fetch. It was asked to table this plan tonight. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (4-0) (Plan date 2/4/05) (Received 2/1/05) (Accepted 2/16/05) (90-day review ends 5/17/05) (**Open ended waiver was received 4/26/05**) (SEO: Reserve area testing required, flows have not been submitted)

Moretz, George. (Subdivision & Annexation) Robert Beers, P.L.S. Larry Anewalt was present on behalf of this plan. On motion made by Matt Connell, seconded by Dave Gordon it was voted to conditionally approve this plan subject to Engineer McDermott's comment letter of 5/17/05 and Atty. McManus comment letter of 5/17/05 be addressed. (4-0) (Plan date 10/26/04) (Received 2/22/05) (Accepted 3/16/05) (Tabled 4/20/05) (Rev plans 4/20/05, 4/22/05) (**90-day review ends 6/14/05**)

Pocono Community Bank (Land Development Plan) R.K.R. Hess Associates. Nate Oilier was present on behalf of this plan. The developer's agreement and open space and recreation fee will be required. A HOP is required; also a traffic study may be required. The plan preparer and owners statement needs to be addressed. Engineer McDermott said the traffic issue needs to be addressed. On motion made by Dave Gordon, seconded by Jim Connor it was voted to conditionally approve this plan subject to Engineer McDermott's comment letter of 5/17/05. The Commission recommended a possible contribution to the Board of Supervisors from the landowner for a larger traffic study. HOP permit is required. The plan preparer's statement being executed and the owner statement (Conklin) also executed and notarized. (4-0) (Plan date 3/1/05) (Received 3/1/05) (Accepted 3/16/05) (Rev plans 4/6/05, 5/3/05) **(90-day review ends 6/14/05)** (SEO: Waiver obtained from the Supervisors, testing complete, no planning module required)

North Penn Bank (Minor Subdivision & Land Development Plan) Hanover Engineering. Jack Jolly was present on behalf of this plan. A lengthy discussion ensued regarding Engineer McDermott's comment letter. On motion made by Jim Connor, seconded by Dave Gordon it was voted to table this plan tonight. (4-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted 4/20/05) **(90-day review ends 7/19/05)** (SEO: Testing complete, planning modules not required)

Sketch Plans:

Natale, Al (Land Development Sketch Plan) Michael Tirpak, P.E., Carbon Engineering Inc. This sketch is for a car wash, mini market and retail stores. A brief discussion ensued. (Plan date 2/9/05) (Received (4/19/05)

Merwine, Connie (Relocation of Bush Lane Sketch Plan) Michael Wilk, P.E. Borton Lawson. We had accepted the Dunkin Donut plan earlier tonight. This sketch plan is to eliminate a couple of driveways onto Rte 209 and align other driveways as well as to re-align Bush Lane. A brief discussion ensued regarding Engineer McDermott's concerns/suggestions from his review letter. Engineer McDermott asked Mr. Wilk to provide copies of the HOP package that was submitted to Penn-Dot. (Plan date 3/4/05) (Received 5/6/05)

Business from the Planning Commission. None.

Planning Module Approval. None. (Calderone was approved above)

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Matt Connell, seconded by Jim Connor it was voted to adjourn at 9:30 p.m. (4-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary